NATURAL FEATURES AND LANDSCAPES

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1 Scope of Report

[1] This Recommendation Report relates to the Natural Features and Landscapes chapter of the PDP and contains the Hearing Panel's recommendations to Council on the submissions and further submissions received on that chapter.

[2] The Hearing Panel members for the Natural Features and Landscapes chapter were:

- Yvette Couch-Lewis
- Malcolm Lyall
- Gary Rae (Chair)
- Andrew Willis

[3] The initial Section 42A Report and the end of hearing Section 42A Report (Reply Report) for this topic were:

- Natural Features and Landscapes chapter, 2 June 2022, Jon Trewin
- Natural Features and Landscapes chapter, 16 December 2022, Jon Trewin

[4] The above reports were also informed by technical information provided by Mr James Bentley, landscape expert from Boffa Miskell Limited.

[5] Prior to the hearing the reporting officer also provided a report entitled 'Officer's Response to Questions from The Hearings Panel'.

[6] The Hearing Panel's recommended amendments to the notified provisions of the Natural Features and Landscapes chapter are set out in Appendix 1. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font. The Panel's recommended amendments to the Planning Maps are also shown in Appendix 1.

[7] We note that some of the numbering of individual clauses in the rule and rule requirement provisions will need to be consequentially amended and not all such amendments are shown in Appendix 1. We understand that will occur in the amended version of the entire PDP that will accompany the release of all of the Recommendation Reports.

[8] Readers should also note that we have, at their request, amended all references to 'Trustpower' to 'Manawa Energy'.

[9] Further submitters are not listed in the tables in this Recommendation Report because further submissions are either accepted or rejected in conformance with our recommendations on the original submissions to which they relate.

2 Hearing and Submitters Heard

[10] The hearing for the Natural Features and Landscapes chapter was held on 4 July and 5 July 2022. The submitters who appeared at the hearing (either in person or via Zoom) are listed below, together with an identification of whether they were an original submitter, a further submitter, or both.

Sub #	Submitter	Original	Further
DPR-0032	Christchurch City Council	✓	✓

Sub #	Submitter	Original	Further
DPR-0097	Flock Hill Holdings	✓	
DPR-0101	Chorus NZ Ltd, Spark NZ Trading Ltd & Vodafone	✓	✓
DPR-0144	Mt Algidus Station, Glenthorne Station, Lake Coleridge, Mt Oakden & Acheron Stations (The Stations)	✓	
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	✓	✓
DPR-0308	Helen & Peter Heddell	✓	
DPR-0367	Orion NZ Limited[1]	✓	
DPR-0387	Hugh & Thomas Macartney & Families	✓	
DPR-0391 DPR-0395	Castle Hill Adventure Tours Limited	✓	✓
DPR-0422	Federated Farmers of NZ - North Canterbury (NCFF)	✓	✓
DPR-0440	Environmental Defence Society Incorporated (EDS)	✓	
DPR-0441	Manawa Energy Ltd	✓	✓
DPR-0446	Transpower NZ Limited	✓	✓
DPR-0468	North Canterbury Fish and Game	✓	✓
DPR-0474	Heather & Trevor Taege	✓	

[11] Some of the submitters had expert witnesses appear on their behalf. The witnesses we heard from are listed in Appendix 2. Tabled evidence we received is also listed in Appendix 2. Copies of all evidence (expert and non-expert) received are held by the Council. We do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report.

[12] Following the hearing, the Panel issued Minute 22, on 15 July 2022, requesting that the reporting officer undertake some further work on the importance of indigenous vegetation to landscapes. A response was received from Mr Trewin and included a statement from Mr Bentley. The response was sent to submitters for comment, as part of Minute 28 issued on 4 October 2022. Responses were received from Upper Waimakariri Rakaia Group (UWRG), and from Environmental Defence Society Incorporated (EDS).

[13] We also received, as a response to matters raised at the hearing, an e-mail from EDS (Ms Wilde), supplementary planning evidence from Manawa Energy (Ms Calland), and supplementary legal submissions from Flock Hill Holdings (Mr Leckie/Ms Turner).

[14] We record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter appeared at the hearing and whether they were represented by expert witnesses.

3 Sub-topic Recommendations

[15] In this part of the Recommendation Report we assess the submissions by sub-topic, using the same headings as the initial Section 42A Report.

3.1 Definitions

[16] For the following submitters and their submission points on these provisions we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0144	The Stations	005

[1] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

Sub #	Submitter	Submission Points
DPR-0207	SDC	001
DPR-0367	Orion NZ Limited[2]	009
DPR-0372	DHL	003
DPR-0388	CFSL	002
DPR-0422	NCFF	034
DPR-0441	Manawa Energy Ltd	014

[17] The recommended deletion of the definition of 'Ancillary Utility Equipment' (and consequential amendment to NFL-R2.1c) in response to Orion's submission point is accepted as appropriate and was uncontested.

[18] We accept that only minor modification is required to the definition of 'building node' (to insert 'generally') but agree that the other amendments requested by The Stations, DHL and CFSL were not substantiated by conclusive evidence. We do not support NCFF's request to delete the definition as in essence we agree there is a need for controls regarding building nodes for the reasons stated in the Section 42A Report. The inclusion of a definition of 'Ridgeline', together with a diagram, as requested by SDC is appropriate.

[19] We accept the recommendation in the Reply Report to include a note for the definition of the Lake Coleridge HEPS, as a clause 16(2) RMA amendment, to clarify the assets that are included in that definition[3].

[20] We accept the assessment in the Section 42A Report that these changes do not require a s32AA evaluation, as they are minor changes and improve the clarity of the plan provisions.

3.2 General Submissions on the Natural Features and Landscapes Chapter

[21] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0212	ESAI	056
DPR-0301	UWRG	040, 024
DPR-0358	RWRL	192, 407
DPR-0363	IRHL	432
DPR-0374	RIHL	478
DPR-0384	RIDL	199, 511

[22] We agree that it is not appropriate to preclude limited or public notification for controlled and restricted discretionary activities on a chapter wide basis. The RMA contains a specific process for determining notification on a case-by-case basis and in our view that statutory process should only be circumvented where there is absolute certainty that potential adverse effects will not affect any other party. Having made this finding, we assess requests for non-notification for individual rules on their merits but in this case concur with the officer that they are not appropriate in such a broad fashion, and unsubstantiated by evidence, across all rules in these chapters.

[2] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

[3] Reply Report, discussion on Manawa Energy, page 16

[23] In response to the UWRG submission point we agree that the CRPS is the appropriate planning document to ensure cross boundary integration within the Canterbury Region, and district and regional plans are required to give effect to this.

[24] We accept that, in response to ESAI's submission point, the recommended amendments to the maps of ONL and natural character are appropriate. Ms Barnett, in a statement for this submitter, accepted the recommended changes[4]. This does not require a s32AA evaluation.

3.3 Objectives

3.3.1 NFL-O1

[25] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, which substantially support NFL-O1, noting that these result in no changes to the notified provision.

Sub #	Submitter	Submission Points
DPR-0260	CRC	112
DPR-0301	UWRG	029
DPR-0372	DHL	073
DPR-0388	CFSL	036
DPR-0390	RIL	056
DPR-0407	Forest & Bird	043
DPR-0422	NCFF	160

3.3.2 NFL-O2

[26] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, noting that these result in no changes to this particular provision as notified.

Sub #	Submitter	Submission Points
DPR-0260	CRC	113
DPR-0301	UWRG	030
DPR-0372	DHL	074
DPR-0390	RIL	057
DPR-0407	Forest & Bird	044
DPR-0422	NCFF	161
DPR-0441	Manawa Energy	124
DPR-0446	Transpower	092

[27] In response to NCFF's submission point, we consider that the NFL chapter's approach to mapping of visual amenity landscapes (VAL's) is supported by robust evidence, including in the Section 32 analysis and is also consistent with Policy 12.3.3 of the CRPS.

[28] We were not persuaded by the submissions of UWRG, that the term 'significant natural landscape' be applied instead of 'visual amenity landscape' or that 'naturalness' should be emphasised. Unlike ONL's, there is no presumption that landscapes which contribute to amenity and environmental quality should be retained in their current state.

[29] Similarly, in response to the submission of Forest & Bird, there is no need to replace the term 'visual amenity landscape' with 'rural character landscape' as this is already managed in the

[4] Ms Barnett, para 17

GRUZ provisions and conflating VAL with rural character may serve to dilute the protection in the PDP afforded to VAL.

[30] We agree that the concern outlined in Transpower's submission, i.e. how the values of the VAL are to be maintained and enhanced only where possible, can be appropriately addressed by amendments to the policies rather than in the objective. We have recommended a new policy (NFL-P3) be included to meet the concerns expressed by Transpower's planning expert Ms McLeod.

[31] Manawa Energy's submission point seeking an amendment to the VAL near Coleridge Power Station is addressed in section 3.8.2 of this Recommendation Report on the scheduling of areas of VAL.

3.4 Policies

3.4.1 NFL-P1

[32] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, based also on the evidence of Mr Bentley. We provide some further discussion below on some key aspects.

Sub #	Submitter	Submission Points
DPR-0207	SDC	035
DPR-0260	CRC	114
DPR-0301	UWRG	031
DPR-0353	HortNZ	169
DPR-0367	Orion[5]	059
DPR-0372	DHL	075
DPR-0375	Waka Kotahi	097
DPR-0381	CDL	011
DPR-0388	CFSL	037
DPR-0390	RIL	058
DPR-0407	Forest & Bird	045
DPR-0422	NCFF	162
DPR-0427	DoC	051
DPR-0439	Rayonier	026
DPR-0440	EDS	015, 016
DPR-0441	Manawa Energy	125
DPR-0446	Transpower	094
DPR-0458	KiwiRail	046

[33] The submission point by UWRG seeks to strengthen NFL-P1 to protect ONL's from adjacent activities. We agree with the officer that the VAL's are identified in their own right as valuable landscapes and will provide a buffer to ONL's by restricting development, and also that NFL-P1.b and g can be applied to activities adjacent to an ONL to provide some protection. We consider that no changes, other than those recommended by the Section 42A Report author, are required to better protect ONL's from adjacent activities.

[34] EDS requested that the policy is amended to provide greater recognition of the need to avoid adverse effects of vegetation clearance. The Section 42A Report author's response was that

[5] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

provisions on vegetation clearance are contained in the EIB chapter (now the Ecosystems (ECO) chapter). Further, whilst indigenous vegetation may form part of the values identified in ONL it is preferable to not include a policy seeking to avoid the adverse effects of vegetation clearance in the NFL chapter as this may unintentionally void some provisions in the ECO chapter.

[35] The Panel, after having heard evidence (in particular from EDS, UWRG, and NCFG), issued Minute 22 to request that Mr Trewin (in conjunction with Mr Bentley) consider this issue in more depth. In particular, we asked that further consideration be given to the importance of the role that indigenous vegetation performs in the ONL's and VAL's and what might be the appropriate draft provisions relating to recognition of the role that indigenous vegetation plays in landscape values including other relevant chapters in particular the ECO chapter.

[36] Mr Trewin responded by accepting that *"indigenous vegetation is an important component of ONL and its values and characteristics and as such vegetation clearance is an activity that can have adverse effects on ONL"*. He also agreed with submitters that, on reflection and after having taken advice from Mr Bentley, there is currently a gap in how this is addressed in the PDP. Following the issue of our Minute 28, responses were received from UWGR and EDS.

[37] After having considered those responses, the Panel accepts Mr Trewin's recommended approach to rectifying this shortcoming. This can be summarised as:

- including a new matter of discretion in the NFL chapter (i.e. NFL-MAT5) to assess indigenous vegetation clearance effects in ONL's and VAL's (but excluding SNA's in which vegetation clearance is generally a non-complying activity); and
- including a cross reference within the relevant ECO rule to ensure that any removal of vegetation that triggers a resource consent in the ECO chapter is also required to be assessed for its effects on landscape values.

[38] We accept Mr Trewin's evidence that there is then no need for a specific objective in the NFL chapter for indigenous vegetation clearance in the ONL as we agree that NFL-O1 is broad enough to include vegetation clearance within its ambit. Mr Trewin recommended including an amendment to NFL-P1 so that the policy is explicit that only small scale or low impact activities that require indigenous vegetation clearance and that have minor adverse effects on ONL's are provided for. We accept that is appropriate however we consider that NFL-P1.g should be strengthened to make it clear that larger scale activities involving clearance of indigenous vegetation are included in the activities to be avoided.

[39] Accordingly we recommend including Mr Trewin's recommended new clause (l) in NFL-P1, which is *"provide for small scale or low impact activities that require indigenous vegetation clearance that have minor adverse effects on the values outlined in NFL-SCHED1 where these are of wider environmental or community benefits or enable continuation of existing activities".* In addition clause (g) is recommended to be amended as follows: *"avoiding activities that are incompatible with the values identified, including plantation forestry, mineral extraction, ~~and~~ large scale earthworks, <u>and large scale clearance of indigenous vegetation".</u>*

[40] We also agree with the officer's recommended amendment to NFL-P1.j to recognise the ongoing operational and maintenance requirements of working pastoral farms (refer to section 3.4.3 below).

[41] In terms of s32AA of the RMA, for the recommended amendments to NFL-P1, we adopt the author's evaluation contained in the Section 42A Report and also in section 19 of the Reply Report.

3.4.2 NFL-P2

[42] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0260	CRC	115
DPR-0301	UWRG	301
DPR-0353	HortNZ	170
DPR-0372	DHL	076
DPR-0375	Waka Kotahi	098
DPR-0381	CDL	012
DPR-0390	RIL	059
DPR-0407	Forest & Bird	045
DPR-0422	NCFF	163
DPR-0439	Rayonier	027
DPR-0440	EDS	017, 018
DPR-0441	Manawa Energy	126
DPR-0446	Transpower	095

[43] For several of these submission points we note that as we have generally accepted the recommendations regarding NFL-P1 in the Section 42A Report we have for consistency also accepted the recommendations on similar submission points with respect to NFL-P2.

[44] We agree that changes should be made to NFL-P2, as outlined in the Reply Report in response to Ms Wharfe's statement for HortNZ. These are to replace 'working pastoral farms' with 'rural production activities' and to remove the reference to 'openness' whilst retaining 'visual amenity landscapes'.

[45] Transpower's submission point is discussed below in section 3.4.3.

[46] In terms of s32AA of the RMA, for the recommended amendments to NFL-P2 we adopt the author's evaluation contained in the Section 42A Report, and also in section 19 of the Reply Report.

3.4.3 Proposed New Policies

[47] For the following submitters and their submission points we agree with the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0372	DHL	077
DPR-0388	CFSL	038
DPR-0390	RIL	060
DPR-0446	Transpower	096

[48] We agree with the officer that NFL-P1 and P2 already recognise the existence of pastoral farming activities as being a part of the landscape, and that a new policy is not required in that regard. However, we have earlier agreed with recommended changes so that these policies are strengthened to recognise the ongoing operational and maintenance requirements of working pastoral farms within ONL and VAL, which is the essence of what the submission points by DHL, CFSL and RIL seek. This will also tie the policy into rules that permit repair and maintenance activities and support those activities associated with existing farming activities where a resource consent is required.

[49] In response to Transpower's submission point, we agree with the reporting officer's recommendation in the Reply Report that a new policy is required in relation to important infrastructure. This is required to recognise that the current framework of NFL-P1 and NFL-P2, with its 'avoid' approach, could 'override' the EI chapter provisions for important infrastructure in a way that is not intended. The officer was essentially in agreement with Ms McLeod, Transpower's planning expert, on this. Accordingly, we recommend that a new policy (NFL-P3) is included, as recommended by Mr Trewin, but with some changes to reflect the recommendation reports with respect to Energy and Infrastructure and to remove duplication of words, as follows:

> *"The effects of the development of important infrastructure <u>and land transport infrastructure</u> on the values of identified outstanding natural features and landscapes described in NFL-SCHED1 and the values of identified visual amenity landscapes described in NFL-SCHED2 are managed by ~~Policy~~ EI-P2 <u>and TRAN-P13</u>, and ~~Policies~~ NFL-P1 and NFL-P2 do not apply."*

[50] In terms of s32AA of the RMA, for the new NFL-P3 we adopt the author's evaluation contained in the Section 42A Report, and also in section 19 of the Reply Report.

3.5 Rules

3.5.1 NFL-R1 Buildings and Structures

[51] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, noting that this results in no changes to the notified provisions other than minor consequential changes. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0032	CCC	030, 044, 045
DPR-0104	Lukas Travnicek	004
DPR-0212	ESAI	057
DPR-0367	Orion[6]	060
DPR-0372	DHL	078
DPR-0388	CFSL	039
DPR-0390	RIL	061
DPR-0422	NCFF	164, 165
DPR-0441	Manawa Energy	127, 128
DPR-0446	Transpower	097

[6] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

[52] In relation to the submission by Orion we agree with the reporting officer that it is not appropriate to exclude important infrastructure from NFL-R1, as whilst the EI chapter addresses important infrastructure it also has some cross references through to NFL-R1. We consider a similar response can be made with respect to the Transpower submission point.

[53] We note that in the Reply Report the officer acknowledged many of the points made by Ms McLeod in her evidence. In particular Ms McLeod highlighted the situation where the interplay between the various provisions on the EI and NFL chapters as recommended to be amended could have the perverse outcome of requiring a non-complying activity for upgrading which could logically be seen as a lesser activity than newly established transmission infrastructure.

[54] As a result, Mr Trewin, in the Reply Report said: *"Given the recommendation that assigns management of important infrastructure in ONL through the policy framework to the EI Chapter ('minimisation' of adverse effects in ONL) rather than NFL-P1 ('avoidance' of adverse effects), I consider there is a case for important infrastructure to be a discretionary rather than non-complying activity in ONL"*.

[55] The Reply Report refined this by stating that this relief should not be granted for all activities but that *"given the benefits of important infrastructure to the community at large and the specific policy approach of EI-P2 I agree that a discretionary activity is appropriate for earthworks in ONL in excess of the volumes and area thresholds listed in NFL-REQ9".*

[56] We accept the change as appropriate to address this issue and accordingly have recommended a change to EI-REQ12.

[57] In terms of s32AA of the RMA, we adopt the author's evaluation contained in section 19 of the Reply Report.

3.5.2 NFL-R2 Earthworks

[58] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0032	CCC	046, 050
DPR-0101	Chorus, Spark and Vodafone	028
DPR-0144	The Stations	003
DPR-0212	ESAI	058, 059
DPR-0345	PAR	022 - 024
DPR-0367	Orion[7]	061
DPR-0372	DHL	079
DPR-0375	Waka Kotahi	099
DPR-0381	CDL	013, 014
DPR-0388	CFSL	040
DPR-0390	RIL	062
DPR-0422	NCFF	166, 299
DPR-0427	DoC	052
DPR-0441	Manawa Energy	129
DPR-0446	Transpower	098

[7] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

[59] We accept that some changes are required to be made to the earthworks provisions to address the points made in several submissions to recognise that existing infrastructure needs to be maintained and repaired and that it is appropriate that this be enabled in the PDP, for the reasons outlined in the Section 42A Report.

[60] However, we accept that more fundamental changes are required in terms of the structure of the PDP. This was addressed in the Reply Report. It is in response to a submission by Kāinga Ora in general relief sought across the PDP[8]. The submitter requested that all of the earthworks provisions are consolidated into the Earthworks chapter to give effect to the National Planning Standards. This had not been addressed in the Section 42A Report for the NFL chapter, as this had not been tagged to the NFL hearing topic. However, the relief is relevant as there are a number of Earthwork rules and standards located in the NFL chapter. The Reply Report advised that whilst there are rules governing earthworks in SKIZ (or PRZ) in the NFL chapter, the earthwork rules for GRAZ are located in the Earthworks chapter.

[61] We accept the recommendation in the Reply Report that it would be compliant with the National Planning Standards to locate the rule triggers in the same chapter (i.e. the Earthworks chapter) with appropriate cross referencing to a rule requirement located in the NFL chapter. The change effectively turns the NFL earthworks rule NFL-R2 into a rule requirement with a cross-reference within the Earthworks chapter (EW-R2).

[62] In terms of s32AA of the RMA, for the changes recommended to the earthworks provisions, we adopt the author's evaluation contained in the Section 42A Report, and we also consider they are consistent with the direction of the National Planning Standards.

3.5.3 NFL-R3 Horticultural Planting, Woodlots, Shelterbelts

[63] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0104	Lukas Travnicek	006
DPR-0260	CRC	117
DPR-0292	Paul Christian	003
DPR-0353	HortNZ	166
DPR-0372	DHL	080, 081
DPR-0381	CDL	015
DPR-0388	CFSL	041, 042
DPR-0422	NCFF	167
DPR-0427	DoC	053

[64] The PDP's approach is to restrict those plantings in the key viewshafts along SH73 and the railway line, the Banks Peninsula ONL and the more sensitive riverine ONL's (as this may also contribute to the encroachment of weeds) through a non-complying activity status. Outside of these most sensitive areas, the activity status is discretionary.

[8] DPR-0414 Kāinga Ora, para 34(n)

[65] In relation to submission points by Lukas Travnicek, HortNZ, DHL, CFSL and NCFF, we agree with the Section 42A Report author, and as informed by Mr Bentley, that there is a sound evidential basis (including in the Selwyn Landscape Study) for controls on shelterbelts in terms of their effects on the values of the ONL. VAL's were also assessed for likely threats from use and development activities and again, shelterbelts were found to be a detractor on visual amenity with some element of control recommended. This is consistent with the Panel's recommendations with respect to the Natural Character and Coastal Environment chapters.

[66] In response to a submission point by CDL, the Section 42A Report author has recommended that these plantings within the VAL are managed via a controlled activity status, with appropriate matters of control to align with plantation forestry under the NES-PF. We agree that the submitter does raise a valid point that plantation forestry is a controlled activity, which is the most restrictive consent activity status that can be applied, whilst a woodlot, shelterbelt or orchard are discretionary activities. This could lead to the perverse situation where a woodlot smaller than 1ha is subject to a stricter consent standard than a plantation forest over 1ha despite the effects of the latter likely being greater. A controlled activity would still enable Council to place conditions on the size and shape of plantings to reduce their prominence within the VAL.

[67] We consider that this also will grant partial relief to the submission points by NCFF and HortNZ who have opposed controls on planting within the VAL.

[68] In terms of s32AA of the RMA, we adopt the author's evaluation contained in the Section 42A Report.

3.5.4 NFL-R4 Mineral Extraction

[69] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0032	CCC	031
DPR-0422	NCFF	168
DPR-0427	DoC	054

[70] In response to NCFF's submission point, we agree with the reporting officer that mineral extraction in an ONL should not be downgraded to a discretionary activity as this does not implement NFL-P1. However, we also recommend that the submission is accepted in part to the extent that farm quarries to a size of 1,500m^2 in VAL are a discretionary, rather than non-complying, activity for the reasons stated in the Section 42A Report.

[71] We concur that the scale of change does not require a s32AA evaluation.

3.5.5 NFL-R5 Plantation Forestry

[72] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0032	CCC	032

Sub #	Submitter	Submission Points
DPR-0212	ESAI	060
DPR-0260	CRC	119
DPR-0301	UWRG	033
DPR-0381	CDL	016
DPR-0407	Forest & Bird	046
DPR-0422	NCFF	169
DPR-0427	DoC	055
DPR-0439	Rayonier	028

[73] We accept that, in relation to ESAI's submission point, replacement of woodlots/plantation forestry used for erosion protection and fundraising will be protected or managed by existing use rights. In response to UWRG's submission point we are satisfied from the Section 42A Report that district plans can place conditions on the establishment of the plantation forestry activity in terms of the relevant provisions of the NES-PF. In response to NCFF's submission point we are also satisfied that there is a sound evidential basis (including in The Selwyn Landscape Study) for controls on plantation forestry as they may affect the values of ONL's and VAL's.

[74] The amendment recommended by the Section 42A Report author to NFL-R5.1 and 5.2 to refer to the 'establishment of a new, or expansion of an existing plantation forest' responds appropriately to the submission point of Rayonier, and the scale of change does not require a s32AA evaluation.

3.5.6 SUB-R23 Subdivision and Natural Features and Landscapes

[75] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, which results in no changes to the PDP.

Sub #	Submitter	Submission Points
DPR-0212	ESAI	079
DPR-0260	CRC	127
DPR-0358	RWRL	225
DPR-0363	IRHL	214
DPR-0374	RIHL	220
DPR-0384	RIDL	232
DPR-0422	NCFF	212

[76] In response to ESAI's submission point we consider that as the effects of subdivision in an ONL can vary considerably the activity status of full discretionary is appropriate rather than restricted discretionary. For the same reasons we do not accept the submission points of RWRL, IRHL, RIHL and RIDL to insert non-notification clauses into this rule, and we heard no evidence on this matter from the submitters.

3.5.7 Proposed New Rules

[77] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report. Some additional comment is provided below.

Sub #	Submitter	Submission Points
DPR-0260	CRC	116
DPR-0421	Richard & Anna Hill	002

Sub #	Submitter	Submission Points
DPR-0468	NCFG	010 - 012

[78] NCFG's submission:

- opposes the lack of rules that relate to pastoral intensification and agricultural conversions in ONL, a key threat in their view, and seek that a new rule is inserted that requires landowners to obtain a discretionary resource consent to intensify pasture in ONL; and
- requests discretionary activity status for clearing indigenous vegetation in ONL's.

[79] We have carefully considered NCFG's expert landscape evidence provided by Di Lucas. In relation to the first matter above we accept that changes in farming practice (i.e. dairy conversions) have been recognised as a key threat in the Front Range, Rakaia Catchment, Malvern Hills and Waimakariri Catchment ONL's.

[80] However, we are satisfied from the evidence that the submitter's suggested approach was properly considered (and not favoured) through the recommendations of the Biodiversity Working Group during the development of the PDP. We consider the Section 42A Report properly establishes that the PDP's various building and structure rules in the NFL chapter are appropriate.

[81] On the other submission point by NCFG, we have accepted the results of the post-hearing work by the reporting officer, and the responses from two submitters[9], that improved recognition needs to be made in relation to indigenous vegetation clearance. We have accepted the recommendations in the Reply Report. This includes a new policy matter, and a cross reference in the ECO chapter rules to a new set of assessment matters related to clearance of indigenous vegetation (i.e. new NFL-MAT5). We consider this may grant partial relief to NCFG's submission point.

[82] We accept that an advice note should be added to the NFL chapter in response to CRC's submission point, to advise that the Regional Land and Water Plan applies to works in the beds of lakes and rivers, and this does not require a s32AA evaluation.

3.6 Rule Requirements

3.6.1 NFL-REQ1 Building and Structure Height

[83] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0372	DHL	082
DPR-0422	NCFF	170, 171
DPR-0446	Transpower	099

[84] We agree that non-complying activity status when compliance with this rule requirement is not achieved is consistent with NFL-P1. In particular, the policy is to avoid development that detracts from the openness of ONL in the District, and building nodes are designed to

[9] The submitter NCFG did not respond to Minute 28 on this matter.

encourage the clustering of building and structures so as to be less visually intrusive than buildings and structures spread around the landscape. We received no expert evidence from NCFF to challenge the Section 42A Report's recommendations on this point.

[85] The Reply Report, in response to Orion's submission point in relation to NFL-R1, recommended that following Mr Bentley's advice it would be beneficial for NFL-REQ1 to be explicit that newly established utility poles to a height of 8m are a permitted activity within High Country ONL and a restricted discretionary activity within the Banks Peninsula ONL. We consider that a greater allowance can be made for newly established utility poles so that provided they are not higher than 8m they will have minimal visual effects and can appropriately be a permitted activity in the wider ONL Overlay. We consider there is scope for this change in terms of the relief sought under submission point DPR-0367.060.

[86] In relation to Transpower's request we agree with the reporting officer that the EI chapter permits the repair, maintenance and operation of network utilities both above ground and underground (EI-R6) without requiring compliance with NFL-R1. Further, the recommended changes to the NFL policies will better recognise and provide for important infrastructure where the activity is not permitted while still allowing the effects in a sensitive area to be considered.

3.6.2 NFL-REQ2 Building Footprint

[87] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0372	DHL	083
DPR-0388	CFSL	043
DPR-0422	NCFF	301
DPR-0446	Transpower	100

[88] We consider that, in general, NFL-REQ2 is soundly based on evidence, including from the Landscape Planning Assessment.

[89] However, we also accept that the Section 42A Report author's recommended amendments (in both the initial report and in the Reply Report) appropriately respond to submissions and will result in some relaxation of activity status for a rural production activity that is greater than 300m^2 in footprint but no more than 500m^2 to be a restricted discretionary activity. This would apply within a building node (except in the Banks Peninsula ONL).

[90] The Reply Report made further recommendations in response to points made by CCC, including in the landscape evidence from Mr Lightbody. Given the identified risk of unacceptable landscape effects and the need to assess landscape screening, the recommended amendments to NFL-REQ2 would, in the Banks Peninsula overlay, only permit one building for rural production to a maximum of 100m^2 outside a building node and one building for rural production to a maximum of 300m^2 within a building node. More than one building in either a building node or outside a building node would be assessed as a controlled activity, subject to conditions on planting and screening. Rules on building coverage would remain and provide an upper ceiling on the number of buildings placed around the site. This change would however exclude ancillary structures.

[91] In terms of s32AA of the RMA, we adopt the author's evaluation contained in the Section 42A Report, and also in Section 19 of the Reply Report.

3.6.3 NFL-REQ3 Building Coverage

[92] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, which results in no changes to NFL-REQ3.

Sub #	Submitter	Submission Points
DPR-0372	DHL	084
DPR-0446	Transpower	101

3.6.4 NFL-REQ4 Building and Structure Setbacks

[93] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0036	Tony Edney	003
DPR-0207	SDC	034
DPR-0367	Orion[10]	062
DPR-0372	DHL	085
DPR-0381	CDL	022 - 024
DPR-0388	CFSL	044
DPR-0390	RIL	063
DPR-0422	NCFF	172
DPR-0446	Transpower	102

[94] We agree that some exemptions to the rule requirement (for public amenity structures, ancillary structures, irrigation structures, stockyards, animal pens and stock loading ramps) are appropriate, in response to submission points by SDC, NCFF, and Orion.

[95] In terms of s32AA of the RMA, we adopt the author's evaluation contained in the Section 42A Report.

3.6.5 NFL-REQ5 Building and Structure Appearance

[96] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0308	Helen & Pieter Heddell	001
DPR-0372	DHL	086
DPR-0381	CDL	025 - 027
DPR-0388	CFSL	045
DPR-0390	RIL	064
DPR-0446	Transpower	103

[97] The Reply Report responded to the submission by Helen and Pieter Heddell by recommending an advice note is included to state that a light reflectance value of 30% can be achieved by

[10] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

using darker hues. We agree, and also consider that it is not appropriate to incorporate this note into the rule itself as it does not provide enough certainty for a permitted activity rule.

[98] In response to submission points by DHL, CFSL and RIL we accept that irrigators should be exempt from the rule requirement on the basis that it is not practical to be finished in materials with a maximum reflectance value of 30%. We agree that these changes do not require a s32AA evaluation.

3.6.6 NFL-REQ6 Building and Structure Height

[99] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, noting that this results in no changes to NFL-REQ6 other than a re-numbering that can be done as a clause 16(2) matter.

Sub #	Submitter	Submission Points
DPR-0367	Orion[11]	063
DPR-0381	CDL	028, 029
DPR-0446	Transpower	104

[100] It is noted that Orion's submission sought that the upgrading of network utility poles be made exempt from the height limitation for buildings in NFL-REQ6.3. The Section 42A Report advises that there is presumably an error in NFL-REQ6.3 in that it omits 'structures', which is inconsistent with the corresponding rule requirement for the ONL (NFL-REQ1.2). This means that the terms of EI-R11 apply to the height of network utility structures in VAL without requiring compliance with NFL-REQ6.

[101] The advice we have is that there is no scope to change this, and we are not therefore able to grant the requested relief. The Council may wish to consider reviewing the way these rules work together to achieve consistent outcomes as part of a future plan change to the PDP.

3.6.7 NFL-REQ7 Building Footprint

[102] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, noting that this results in no changes to NFL-REQ7.

Sub #	Submitter	Submission Points
DPR-0381	CDL	030 - 032
DPR-0446	Transpower	105

3.6.8 NFL-REQ8 Building Coverage

[103] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, noting that this results in no changes to NFL-REQ8.

Sub #	Submitter	Submission Points
DPR-0381	CDL	033 - 035
DPR-0446	Transpower	106

[11] Commissioner Lyall reclused himself from considering and deliberating on Orion's submissions due to a conflict of interest

3.6.9 NFL-REQ9 Volume and Area of Earthworks

[104] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, noting that NFL-REQ9 has been recommended to be amended as per our discussion in relation to the earthworks provisions (see Section 3.5.2 of this Recommendation Report). We further recommend that Clause 16(2) amendments be made to assist in plan interpretation. These amendments are shown in Appendix 1 in red text.

Sub #	Submitter	Submission Points
DPR-0104	Lukas Travnicek	005
DPR-0144	The Stations	002
DPR-0212	ESAI	062
DPR-0345	PAR	025
DPR-0372	DHL	087
DPR-0381	CDL	020, 021
DPR-0388	CFSL	046
DPR-0390	RIL	065
DPR-0439	Rayonier	029
DPR-0441	Manawa Energy	130
DPR-0446	Transpower	107

3.7 Matters for Control or Discretion

3.7.1 NFL-MAT1 Subdivision and Natural Features and Landscapes

[105] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, which results in no changes to NFL-MAT1. We note that no evidence was received from submitters with respect to this particular matter, and so we do not provide any further discussion on this.

Sub #	Submitter	Submission Points
DPR-0032	CCC	047
DPR-0212	ESAI	080
DPR-0353	HortNZ	167
DPR-0407	Forest & Bird	047
DPR-0422	NCFF	173

3.7.2 NFL-MAT2 Earthworks in Porters Ski Zone

[106] For the following submitter and their submission point, which supported NFL-MAT2 as notified and requested no changes, we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0032	CCC	048

3.7.3 NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes

[107] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, which results in no changes to NFL-MAT3. We note

that no evidence was received from submitters with respect to this particular matter, and so we do not provide any further discussion on this.

Sub #	Submitter	Submission Points
DPR-0032	CCC	049
DPR-0353	HortNZ	168
DPR-0372	DHL	088
DPR-0407	Forest & Bird	048
DPR-0422	NCFF	175

3.7.4 NFL-MAT4 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes

[108] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author, which results in no changes to NFL-MAT4. We note that no evidence was received from submitter with respect to this particular matter.

Sub #	Submitter	Submission Points
DPR-0422	NCFF	174

3.8 Schedules

3.8.1 NFL-SCHED1 Outstanding Natural Landscape Areas – Values and Attributes

[109] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0032	CCC	027, 028
DPR-0381	CDL	044
DPR-0427	DoC	056
DPR-0441	Manawa Energy	131

[110] We record that we have relied on the expert evidence of Mr Bentley who recommended that CDL's request for a change in the Rakaia Catchment ONL, to exclude a currently farmed area, is rejected. We heard no opposing evidence.

[111] In relation to a submission point by Manawa Energy, we also accept the evidence of Mr Trewin and Mr Bentley that it is appropriate to amend both the Rakaia River ONL overlay (to ensure that the ONL matches the Manawa Energy property boundary), and the schedule (to recognise that the Coleridge HEPS is within the Rakaia Catchment ONL list of values, noting its associative importance in this landscape).

[112] The Section 42A report had recommended a change to the Rakaia River ONL to include the Coleridge HEPS in the listed values and attributes and to amend the boundary of the ONL to exclude the Scheme. The Reply Report further recommended a change to the Rakaia Catchment ONL list of values and attributes to reference the Coleridge HEPS.

[113] We consider this latter change is clearly within scope of the Manawa Energy relief under submission point DPR-0441.131. However, that submitter did not seek the same relief for the Rakaia River ONL, it only requested that the boundary was changed. We note that James Bentley agreed with this change to the boundary, and he also recommend a change to the

listed values in NFL-SCHED1 Rakaia River ONL to include reference to the Coleridge HEPS (as referenced in the Section 42A Report). We consider there is a scope issue with this, as the addition of Coleridge HEPS to the Rakaia River ONL recommended in the Section 42A Report was not requested in the Manawa Energy submission, rather it was recommended by Mr Bentley. In addition we note the Panel has accepted Mr Bentley's recommendation to amend the Rakaia ONL boundary to exclude the scheme, and accordingly for those reasons we do not recommend that this change be made.

3.8.2 NFL-SCHED2 Visual Amenity Landscape Areas – Values and Attributes

[114] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0032	CCC	029
DPR-0381	CDL	045
DPR-0422	NCFF	176
DPR-0441	Manawa Energy	132

[115] For similar reasons outlined above, CDL's submission point to amend Schedule 2 to exclude an area of farming is not recommended to be accepted.

[116] We accept the recommendation in the Reply Report, that an amendment should also be made to 'vi' in NFL-SCHED2 to recognise that the Coleridge HEPS forms an intrinsic part of the landscape as it is now apparent the Acheron Diversion is in a VAL.

3.9 Mapping

3.9.1 Outstanding Natural Landscape

[117] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0070	Jan Inwood	001
DPR-0097	FHH	002
DPR-0104	Lukas Travnicek	001
DPR-0144	The Stations	001
DPR-0207	SDC	107
DPR-0212	ESAI	061
DPR-0214	Ahuriri Farm & The Graham Family	003
DPR-0301	UWRG	034, 039, 041
DPR-0372	DHL	089
DPR-0387	Hugh & Thomas Macartney & Families	002
DPR-0388	CFSL	047
DPR-0390	RIL	066
DPR-0391	CHATL	001, 002
DPR-0407	Forest & Bird	049
DPR-0421	Richard & Anna Hill	001
DPR-0458	KiwiRail	063
DPR-0474	Heather & Trevor Taege	001

[118] We have to a large extent accepted the expert evidence of Mr Bentley who made detailed recommendations on submissions related to the mapping of areas of ONL.

[119] Some submitters have sought retention of ONL provisions from the Operative District Plan. Mr Bentley's advice was his recommendations had taken account of the more recent District-wide Landscape Study which reviewed all the earlier work. We heard that the Landscape Study acknowledges that small, isolated more intensive parts of the landscape do not compromise the values or grandeur of the broader mountainous landscape and should not be 'cut out' or removed, rather provisions should be made for activities through the planning rules. Mr Bentley however did recommend some more minor adjustments to the ONL which we have accepted.

[120] We also note that the ONL provisions do enable existing farming activities to continue. We did not receive evidence from submitters to persuade us that the ONL proposals will have significant effects on their abilities to continue using their land as at present.

[121] Some submitters had opposed the ONL over their sites but had also requested special purpose zoning in any event to better provide for tourist accommodation activities. This was the case for Flock Hill Station Visitor Zone and the Castle Hill Rural Visitor Zone. In landscape evidence for FHH, Mr Smith said that he largely agrees with Mr Bentley's conclusion that the site should remain within the ONL and that activities within this area can be managed by an appropriate suite of rules that recognise and protect the outstanding characteristics of the landscape.

[122] The Malvern Rezonings Hearing Panel's recommendation was to accept the submission of Flock Hills Holdings (DPR-0097) to rezone the Station from GRUZ to 'SPZ Flock Hill Station Visitor Zone', which includes special provisions for development within that zone including in accordance with a Development Plan. That Panel's recommendation was to also accept the submission by Castle Hills Adventure Tours (DPR-0391) to rezone the land to a SPZ Castle Hill Visitor Zone.

[123] Our understanding of both recommendations is that the Malvern Rezonings Hearing Panel accepted the evidence of Mr Bentley that development within both areas of land in accordance with the provisions of the special purpose zones would be compatible with the landscape values depicted by the ONL but that the ONL should not be removed from that land.

[124] In response to submissions by Ahuriri Farm and the Graham Family, and Hugh & Thomas Macartney & Families, we accept the advice from Mr Trewin that the Council did engage in quite extensive consultation with landowners prior to notification of the PDP. We also agree that whilst transferrable development rights may be appropriate in certain situations this will require further work and is not part of this process.

[125] In relation to the submissions below, we agree that:

- UWRG - there is no role for the PDP to manage ONL in the coastal marine area, that being a function of the regional coastal plan, and
- Forest & Bird - extending the ONL boundaries to cover certain modified rural land would not align with the methodology used to map ONL's.

[126] Finally we note that, following the Hearing, Ms Lucas for Fish & Game presented some amended text to NFL-SCHED1 relating to dry grasslands, depositional land and bedrock land, which in her view better reflects the different types of land typing that may be more sensitive

to change than other parts. The Reply Report addressed this[12] and advised us that the changes cannot be attributable to a particular submission point, and we therefore consider there is no scope to include these changes. We recommend that Council further considers Ms Lucas's work for a possible plan change in future.

[127] In terms of s32AA of the RMA, we adopt the author's evaluation contained in the Section 42A Report.

3.9.2 Visual Amenity Landscape

[128] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report, which results in no changes to the mapping of VAL's.

Sub #	Submitter	Submission Points
DPR-0301	UWRG	035, 042
DPR-0381	CDL	041, 042
DPR-0407	Forest & Bird	050, 059

[129] To a large extent the matters raised in submission points in relation to mapping of VAL's have been addressed in the discussion on ONL's above. This includes the Panel's findings with respect to the 'cut outs' in both ONL's and VAL's and the acceptance of Mr Bentley's detailed assessment of specific requests for modification of VAL boundaries, for example at the Russell Range and Peak Hill adjoining Lake Coleridge (CDL's submission point). A key point also in our consideration is that ongoing farming operations can continue.

[130] Forest & Bird's submission requested a Rural Character Overlay (as a replacement for VALs) to complement ONL on the remaining areas to provide greater protection across landscape sequences, and from hill tops to valley floors from inappropriate subdivision, use and development than the current proposed VAL.

[131] However, we accept Mr Bentley's evidence on this, which is summarised in the Section 42A Report as:

> *"VALs are landscapes that have been recognised to manage particular parts of the district that are highly valued but fall short of reaching the threshold of being outstanding. Some landscapes may also be very important in terms of their associative values but do not exhibit the predominance of natural attributes that an ONL is required to display due to extensive modifications (which can include historic and current land uses)."*[13]

4 Other Matters

[132] The recommended amendments to the PDP provisions contained in Appendix 1 are those that result from this Hearing Panel's assessment of submissions and further submissions. However, readers should note that further or different amendments to these provisions may have been recommended by:

[12] Reply Report, para 2.61
[13] S42A Report, para 15.39

- Hearing Panels considering submissions and further submissions on other chapters of the PDP;
- the Hearing Panels considering rezoning requests, and
- the Independent Hearing Panel (IHP) considering submissions and further submissions on Variation 1 to the PDP

[133] Any such further or different amendments are not shown in Appendix 1 of this Recommendation Report. However, the Chair[14] and Deputy Chair[15] of the PDP Hearing Panels have considered the various recommended amendments and have ensured that the overall final wording of the consolidated version of the amended PDP is internally consistent.

[134] In undertaking that 'consistency' exercise, care was taken to ensure that the final wording of the consolidated version of the amended PDP did not alter the intent of the recommended amendments contained in Appendix 1 of this Recommendation Report.

[135] There are no other matters arising from our consideration of the submissions and further submissions or that arose during the hearing.

[14] Who is also the Chair of the IHP.
[15] Who chaired one stream of hearings.

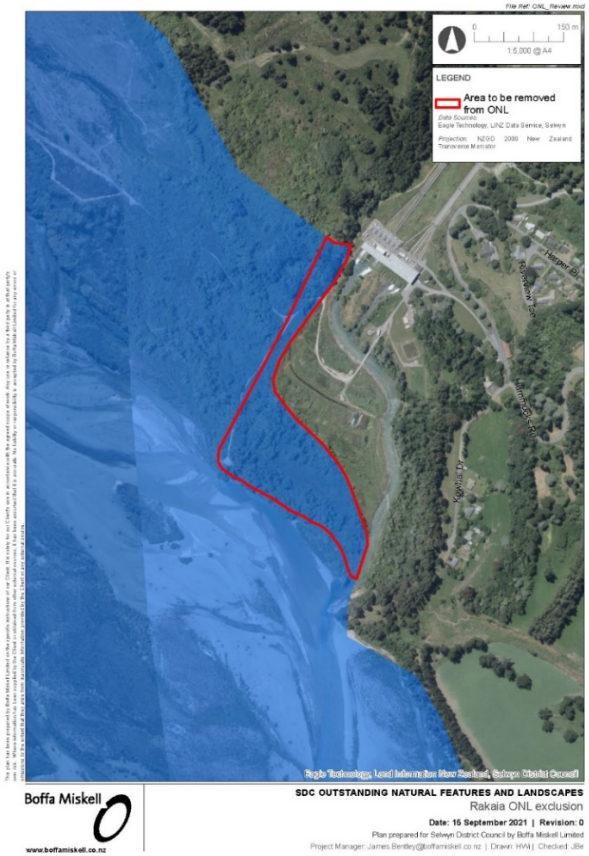
Appendix 1: Recommended Amendments

***Note to readers**: Only provisions that have recommended amendments are included below. All other provisions remain as notified. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.*

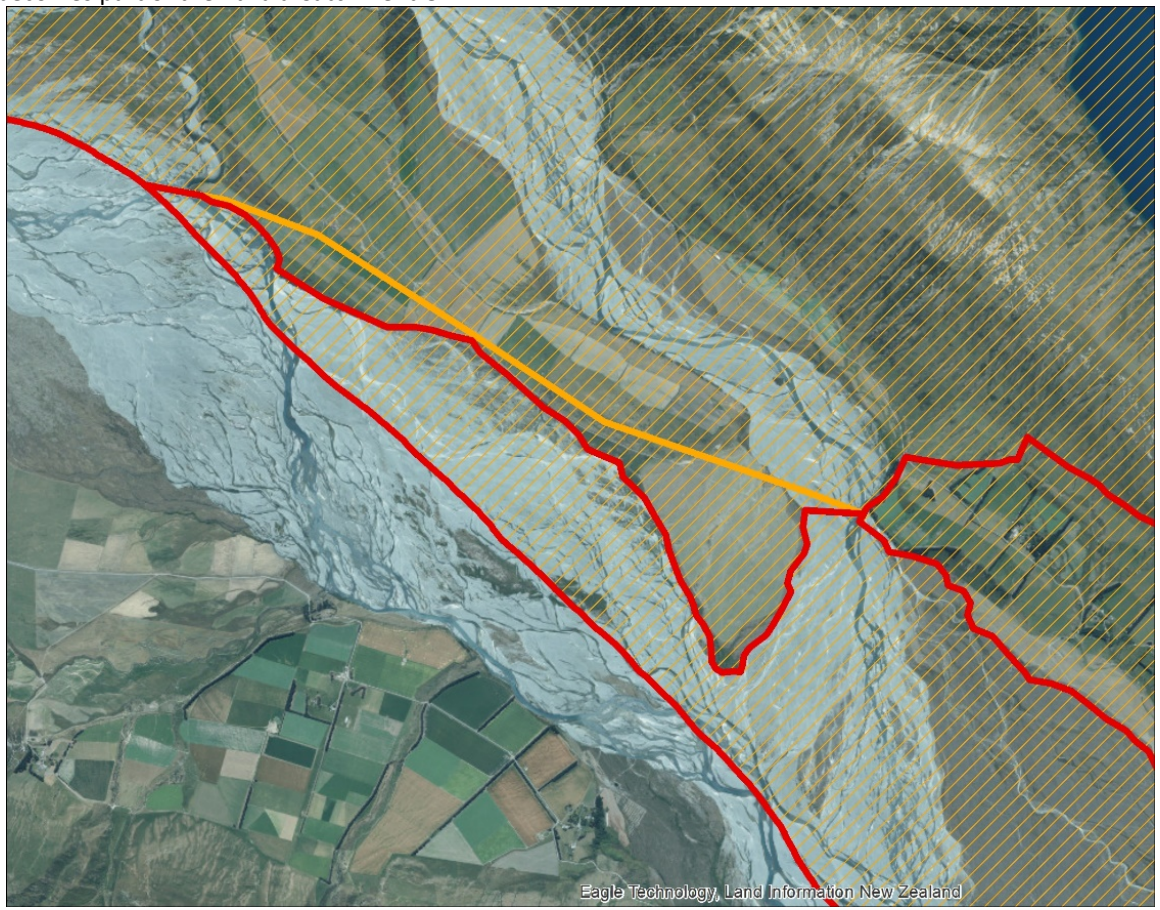
Amendments to the PDP Maps

Map Layer	Description of recommended amendment
Outstanding Natural Landscapes	• Remove the area shown outlined red from the overlay[16]

[16] DPR-0070.001 Jan Inwood

Map Layer	Description of recommended amendment
	• Remove the area shown outlined red from the overlay[17] 

[17] DPR-0441.131 Trustpower

Map Layer	Description of recommended amendment
	• Change the orange line to better follow the northern extent of the Rakaia River (as it is drawn to the immediate south in red) so that land becomes part of the Rakaia Catchment ONL[18] 

[18] DPR-0144.001 The Stations

Map Layer	Description of recommended amendment
	• Amend the border of the ONL Rakaia River to match the Coastal Environment Overlay, Outstanding Natural Character area, from where the vegetation changes to the eastern extent of the polygon[19] – Current (left) amended (right): Rakaia River mouth. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character; purple linework = outstanding natural character.

[19] DPR-0212.056 ESAI

Map Layer	Description of recommended amendment
	• Amend border of the ONL Lake Ellesmere to match the Coastal Environment Overlay High Natural Character Area, in the areas shown[20] – Current (left) amended (right): Taumutu. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character

[20] DPR-0212.056 ESAI

Map Layer	Description of recommended amendment
	• Amend border of the ONL Lake Ellesmere to match the Coastal Environment Overlay High Natural Character Area, in the areas shown[21] – Current (left) amended (right): Timber Yard Point. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character

[21] DPR-0212.056 ESAI

Map Layer	Description of recommended amendment
Coastal Environment Overlay **Te Waihora High Natural Character Area**	• Amend the boundary of the coastal environment overlay northwest of Te Waihora/Lake Ellesmere to match the ONL Lake Ellesmere boundary at this point[22] • Amend the boundary of the Te Waihora High Natural Character area northwest of Te Waihora/Lake Ellesmere to match the ONL Lake Ellesmere boundary at this point[23] – Current (left), amended (right). North-West of Te Waihora/Lake Ellesmere. Orange linework ONL; yellow linework = coastal environment and yellow shading = high natural character.

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[22] DPR-0212.056 EASI
[23] DPR-0212.056 ESAI

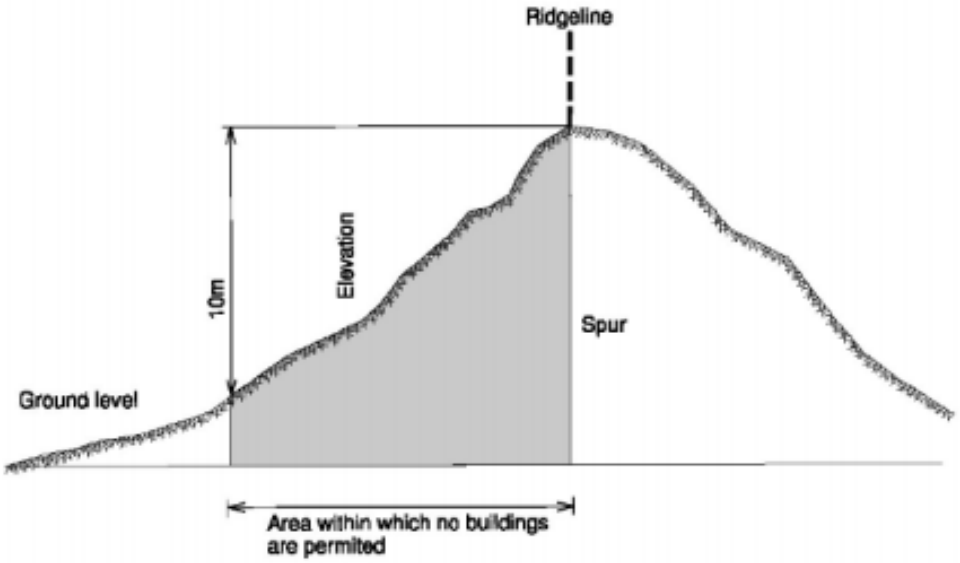
Amendments to the PDP Text

Part 1 – Introduction and General Provisions

Interpretation

Definitions	
~~**ANCILLARY UTILITY EQUIPMENT**~~	~~Equipment that must be installed with, and at the same site as, a network utility to enable its operation, but excludes antennas, selfcontained power units or generators.~~ [24]
BUILDING NODE	Includes that area of land which contains the principal residential unit, other principal buildings, and any worker's accommodation or accessory buildings, which are contained in a discrete area of the property, generally[25] delineated by intensive shelter or amenity planting and worked paddocks. A building node is contained within an area not exceeding 500m distance from the principal residential unit in relation to the High Country, Front Range and Malvern Hills ONLs, and not exceeding 100m distance from the principal residential unit in the Port Hills ONL. A building node does not include any area which contains only holiday homes, baches, cabins, huts or similar buildings which are not permanently occupied, and which are not associated with the farming operation on the property.
COLERIDGE HYDRO ELECTRIC POWER SCHEME	Incorporates all electricity generation activities, including; buildings; infrastructure; access tracks and structures; intakes; water conveyance infrastructure; penstocks; canals; weirs; spillways; tailraces; switchyards; communication facilities; fish barriers and diversions; river protection works; and maintenance of a river or artificial watercourse including vegetation, debris and silt removal; which forms part of the Coleridge Hydro Electric Power Scheme (HEPS). Note: For the avoidance of doubt, this also includes the following assets in close proximity to Lake Coleridge: • The Acheron Diversion • The Wilberforce intake and canal • The Harper intake and delta • The Oakden bund and spillway • The Oakden gates and canal; and • Lake Stream Dam and Gate.[26]
RIDGELINE[27]	Ridgeline is the line marking or following the ridgetop that forms a continuous elevated crest and is the line of intersection at the top of opposite slopes

[24] DPR-0367.009 Orion and Consequential DPR-0441.014 Trustpower
[25] DPR-0144.005 The Stations
[26] Clause 16(2) RMA (as a result of Manawa's evidence)
[27] DPR-0207.001 SDC

	[Insert new diagram 1][28] 

[28] DPR-0207.001 SDC

Part 2 – District Wide Matters

NFL – Natural Features and Landscapes

NFL-Policies

NFL-Policies	
NFL-P1	Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: a. Avoiding subdivision, use and development in those parts of outstanding natural features and landscapes with limited or no capacity to absorb change, and providing for limited subdivision, use, and development in those areas with potential to absorb change; b. avoiding subdivision, use and development that detracts from extensive open views, or detracts from or damages the ~~unique~~ distinctive[29] landforms and landscape features; c. managing building density and form to ensure it remains at a low level and predominantly concentrated within building nodes, and maintains a predominance of vegetation cover and sense of low levels of human occupation; d. enabling activities that maintain the qualities of the landscape; e. avoiding buildings and structures that break the skyline; f. ensure buildings and structures are constructed from materials with low reflectance values, and are designed to minimise glare and the need for earthworks, and are mitigated by plantings to reduce their visual impact where appropriate; g. avoiding activities that are incompatible with the values identified, including plantation forestry, mineral extraction, ~~and~~ large-scale earthworks, and large-scale clearance of indigenous vegetation[30]. h. Avoiding buildings and structures (excluding ancillary structures and public amenity structures)[31] in close proximity to the key visual corridors of State Highway 73 and the Midland railway line; i. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua; j. recognising the existence of working pastoral farms and their contribution to the openness of outstanding natural features and landscapes and providing for their ongoing operation and maintenance requirements;[32] k. recognising the existing Porters ~~Ski and Recreation Area~~ Recreation Zone[33] and providing for its ongoing subdivision, use and development, while ensuring that the outstanding landscapes values of the Area are recognised and protected from inappropriate subdivision,[34] use and development.

[29] DPR-0407.045 Forest & Bird
[30] DPR-0440.015 EDS
[31] DPR-0207.035 SDC
[32] DPR-0372.077 DHL, DPR-0388.038 CFSL and DPR-0390.060 RIL
[33] Cl10(2) consequential amendment
[34] DPR-0407.045 Forest & Bird

	l. provide for small scale or low impact activities that require indigenous vegetation clearance that have minor adverse effects on the values outlined in NFL-SCHED1 where these are of wider environmental or community benefits or enable continuation of existing activities.[35]
NFL-P2	Recognise the values of the identified visual amenity landscapes described in NFL-SCHED2 and maintain these values by: a. avoiding visually prominent development; b. managing subdivision, use and development to ensure that it does not result in over domestication of the landscape; c. avoiding use and development that breaks the skyline; and d. recognising the existence of ~~working pastoral farms~~ rural production activities and their contribution to ~~the openness of~~[36] visual amenity landscapes and providing for their ongoing operation and maintenance requirements[37].
NFL-P3	The effects of the development of important infrastructure and land transport infrastructure on the values of identified outstanding natural features and landscapes described in NFL-SCHED1 and the values of identified visual amenity landscapes described in NFL-SCHED2 are managed by EI-P2 and TRAN-P13, and NFL-P1 and NFL-P2 do not apply.[38]

NFL-Rules

Note for Plan Users: *There may be a number of Plan provisions that apply to an activity, building or structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.*

The Land and Water Regional Plan applies rules to any activity that takes place in, on, under and over the beds of lakes and rivers under RMA S13(1). Plan users should check the provisions of that plan in addition to the provisions of the NFL Chapter more specifically and the Selwyn District Plan more generally.[39]

NFL-R1	Buildings and Structures	
ONL Overlay: Banks Peninsula **ONL Overlay: Front Ranges** **ONL Overlay: Malvern Hills**	**Activity status:** PER 1. Buildings and structures, including ancillary structures. **Where this activity complies with the following rule requirements:** NFL-REQ1 Height ONL NFL-REQ2 Footprint ONL NFL-REQ3 Coverage ONL NFL-REQ4 Setbacks	**Activity status when compliance not achieved:** 2. When compliance with any rule requirement is not achieved: Refer to relevant rule requirement.

[35] DPR-0440.015 EDS
[36] DPR-0353.170 HortNZ
[37] DPR-0372.077 DHL, DPR-0388.038 CFSL and DPR-0390.060 RIL
[38] DPR-0446.094 Transpower
[39] DPR-0260.116 CRC

ONL Overlay: Rakaia Catchment **ONL Overlay: Waimakariri Catchment excluding SKIZ[40] and GRAZ[41]**	NFL-REQ5 Appearance NFL-REQ6 Height VAL NFL-REQ7 Footprint VAL NFL-REQ8 Coverage VAL	
~~**NFL-R2**~~	~~**Earthworks**~~ [42]	
~~**ONL Overlay: Banks Peninsula**~~ ~~**ONL Overlay: Front Ranges**~~ ~~**ONL Overlay: Malvern Hills**~~ ~~**ONL Overlay: Rakaia Catchment**~~ ~~**ONL Overlay: Waimakariri Catchment excluding SKIZ**~~ ~~**ONL Overlay: Waimakariri River**~~ ~~**ONL Overlay: Rakaia River**~~	~~**Activity status:** PER~~ ~~1. Earthworks~~ ~~-~~ ~~**Where:**~~ ~~The earthworks:~~ ~~a. comply with NFL-Table 1 or NFL-Table 2; or~~ ~~b. are for maintenance and repair of existing fence lines, roads, or tracks; or~~ ~~c. are for the installation of underground infrastructure and ancillary utility equipment.~~[43]	~~**Activity status when compliance not achieved:**~~ ~~2. When compliance with any of NFL-R2.1 is not achieved: Refer to NFL-REQ9.1~~
~~**ONL Overlay: Te**~~	~~**Activity status:** NC~~	~~**Activity status when compliance not achieved:** N/A~~

[40] Clause 16 (2) RMA
[41] DPR-0207.107 SDC
[42] Moved to rule requirements. Consequential to Kāinga Ora (no submission point).
[43] DPR-0367.009 Orion and DPR-0441.014 Trustpower

~~**Waihora/Lake Ellesmere**~~		
~~**VAL Overlay**~~	~~**Activity status:** PER~~ ~~4. Earthworks~~ ~~-~~ ~~**Where:**~~ ~~The earthworks:~~ ~~a. comply with NFL-Table3; or~~ ~~b. are for maintenance and repair of existing fence lines, roads, or tracks; or~~ ~~are for the installation of underground telecommunication lines and ancillary structures.~~	~~**Activity status when compliance not achieved:**~~ ~~4. When compliance with NFL-REQ9.3 is not achieved: Refer to NFL-REQ9.3.~~
~~**SKIZ**~~	~~**Activity Status:** CON~~ ~~6. Earthworks;~~ ~~-~~ ~~**Where:**~~ ~~a. it is located within the Porters Basin Sub-Area or the Village Base Sub-Area; and~~ ~~b. it is for the following activities:~~ ~~i.establishing ski trails and terrain parks;~~ ~~ii.installing support structures for tows, lifts, and gondolas;~~ ~~iii.establishing trails for recreational activities including mountain bike, luge, and walking trails;~~ ~~iv.the construction of buildings, structures, and utilities;~~ ~~v.forming access tracks;~~ ~~vi.forming roads in the Village Base Sub-Zone;~~ ~~vii.installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications; and~~ ~~viii.ground preparation for planting of indigenous vegetation on areas greater than 5m^2.~~ ~~-~~ ~~**Matters of control:**~~ ~~7.The exercise of control in relation to NFL-R2.6. is restricted to the following matters: NFL-MAT2~~	~~**Activity status when compliance not achieved:**~~ ~~8.When compliance with any of NFL-R2.6.a. is not achieved: See Rule NFL-R2.10, NFL-R2.14, NFL-R2.18, NFL-R2.22, or NFL-R2.26.~~ ~~9. When compliance with any of NFL-R2.6.b. is not achieved: DIS.~~
~~**SKIZ**~~	~~**Activity Status:** CON~~ ~~10. Earthworks;.~~ ~~-~~ ~~**Where:**~~ ~~a. it is located within the Wastewater and Disposal Sub-Area; and~~ ~~b. it is for the following activities:~~	~~**Activity status when compliance not achieved:**~~ ~~12. When compliance with any of NFL-R2.10.a. is not achieved: See Rule NFL-R2.6, NFL-R2.14, NFL-R2.18, NFL-R2.22, or NFL-R2.26~~

	~~i. establishing ski trails and terrain parks;~~ ~~ii. installing support structures for tows, lifts, and gondolas;~~ ~~iii. establishing trails for recreational activities including mountain bike, luge, and walking trails;~~ ~~iv. the construction of buildings, structures, and utilities;~~ ~~v. forming access tracks;~~ ~~vi. constructing snow making reservoirs; and~~ ~~vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications.~~ ~~**Matters of control:**~~ ~~11. The exercise of control in relation to NFL-R2.10. is restricted to the following matters:~~ ~~NFL-MAT2~~	~~13. When compliance with any of NFL-R2.10.b. is not achieved: DIS~~
~~**SKIZ**~~	~~**Activity Status:** CON~~ ~~14. Earthworks~~ ~~-~~ ~~**Where:**~~ ~~a. it is located within the Crystal Stream Sub Area; and~~ ~~b. it is for forming the access road and ski out trail in general accordance with the development plan in SKIZ Schedule 1.~~ ~~-~~ ~~**Matters of control:**~~ ~~15. The exercise of control in relation to NFL-R2.15. is restricted to the following matters:~~ ~~NFL-MAT2~~	~~**Activity status when compliance not achieved:**~~ ~~16. When compliance with any of NFL-R2.14.a. is not achieved: See Rule NFL-R2.6, NFL-R2.10, NFL-R2.18, NFL-R2.22, or NFL-R2.26.~~ ~~17 When compliance with any of NFL-R2.14.b. is not achieved: DIS~~
~~**SKIZ**~~	~~**Activity Status:** RDIS~~ ~~18. Earthworks~~ ~~-~~ ~~**Where:**~~ ~~a. it is located within the Crystal Basin Sub Area, or Porter Lower Slopes Sub Area; and~~ ~~b. it is for the following activities:~~ ~~i. establishing ski trails and terrain parks;~~ ~~ii. installing support structures for tows, lifts, and gondolas;~~ ~~iii. establishing trails for recreational activities including mountain bike, luge, and walking trails;~~	~~**Activity status when compliance not achieved:**~~ ~~20. When compliance with any of NFL-R2.18.a is not achieved: See Rule NFL-R2.6, NFL-R2.10, NFL-R2.14, NFL-R2.22, or NFL-R2.26.~~ ~~21. When compliance with any of NFL-R2.18.b. is not achieved: DIS~~ ~~-~~ ~~**Notification**~~ ~~Any application required by this Rule shall not~~

	~~iv. the construction of buildings, structures, and utilities;~~ ~~v. forming access tracks;~~ ~~vi. constructing snow making reservoirs; and~~ ~~vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications.~~ ~~**Matters of discretion:**~~ ~~19. The exercise of discretion in relation to NFL-R2.18 is restricted to the following matters:~~ ~~a. NFL-MAT2~~ ~~The effectiveness of any proposed mitigation measures or environmental offset/compensation.~~	~~be notified and the written approval of any other party will not be required.~~
~~**SKIZ**~~	~~**Activity Status:** RDIS~~ ~~22. Earthworks~~ ~~-~~ ~~**Where:**~~ ~~a. it is located within the Crystal Stream Sub Area; and~~ ~~b. it is for the establishment of a gondola.~~ ~~-~~ ~~**Matters of discretion:**~~ ~~23. The exercise of discretion in relation to NFL-R2.22. is restricted to the following matters:~~ ~~a. NFL-MAT2~~	~~**Activity status when compliance not achieved:**~~ ~~24. When compliance with any of NFL-R2.22.a. is not achieved: See Rule NFL-R2.6, NFL-R2.10, NFL-R2.14, NFL-R2.18, or NFL-R2.26.~~ ~~25. When compliance with any of NFL-R2.22.b. is not achieved: DIS.~~ ~~-~~ ~~**Notification**~~ ~~Any application required by this Rule shall not be notified and the written approval of any other party will not be required.~~
~~**SKIZ**~~	~~**Activity Status:** DIS~~ ~~26. Any other Earthworks~~	~~**Activity status when compliance not achieved:** N/A~~
NFL-R3	**Horticulture Planting, Woodlots, Shelterbelts**	
VAL Overlay	**Activity status:** ~~DIS~~ CON 4. Horticultural Planting, Woodlots, Shelterbelts **Matters of control:** 5 The exercise of control is reserved over the following matters: a. The visual amenity effects arising from the design, length, size, and siting of plantings; and	**Activity status when compliance not achieved:** N/A

	b. how any plantings reflect and complement the landform patterns and shapes of the landscape.[44]	
NFL-R4	**Mineral Extraction**	
VAL Overlay ~~**ONL Overlay**~~	~~**Activity status:** NC~~ ~~2.Mineral extraction~~ **Activity status:** DIS 1. Mineral Extraction **Where:** a. The activity consists of a farm quarry less than 1500m^2 in area.	**Activity status when compliance not achieved:** ~~N/A~~NC
ONL Overlay	**Activity status:** NC 3.Mineral extraction	**Activity status when compliance not achieved:** N/A[45]
NFL-R5	**Plantation Forest**	
ONL Overlay	**Activity status:** NC 1. The establishment of a new, or expansion of an existing, plantation forest. ~~Plantation forest~~	**Activity status when compliance not achieved:** N/A
VAL Overlay	**Activity status:** CON 2. The establishment of a new, or expansion of an existing, plantation forest. ~~Plantation forest~~ [46] **Matters of control:** 3. The exercise of control is reserved over the following matters: a. The visual amenity effects arising from the design, length, size, and siting of plantings; and b. how any plantings reflect and complement the landform patterns and shapes of the landscape.	**Activity status when compliance not achieved:** N/A

NFL-Rule Requirements

NFL-REQ1	**Building and structure height**	
ONL Overlay ~~**excluding SKIZ**~~[47]	1. The maximum height of any building or structure for residential activity or rural production within a building node is:	**Activity status when compliance not achieved:**

[44] DPR-0381.015 CDL
[45] DPR-0422.168 NCFF
[46] DPR-0439.028 Rayonier
[47] Clause 16 (2) RMA

	a. 9m for any building or structure for a residential activity, except that it is 4m in the ONL Overlay: Banks Peninsula ~~ONL~~; b. 12m for any building or structure for a rural production activity, except that it is 4m in the ONL Overlay: Banks Peninsula ~~ONL~~. 2. The maximum height of any building or structure outside a building node is 4m, other than for any network utility pole, which may be up to 8m in height[48]. 3. The highest point of any building or structure is to be located: a. at least 20m vertically below any ridgeline; or b. at least 100m horizontally from any ridgeline.	5 When compliance with any of NFL-REQ1.1, NFL-REQ1.2 or NFL-REQ1.3 is not achieved: NC
NFL-REQ2	**Building Footprint**	
~~ONL Overlay (except Banks Peninsula ONL) excluding SKIZ~~ **ONL Overlay: Front Ranges** **ONL Overlay: Malvern Hills** **ONL Overlay: Rakaia Catchment** **ONL Overlay: Rakaia River** **ONL Overlay: Te Waihora/ Lake Ellesmere** **ONL Overlay: Waimakariri Catchment** **ONL Overlay: Waimakariri River**[49]	1. The maximum building footprint for a residential activity ~~or rural production activity~~ within a building node is 300m^2 for any individual building 2. The maximum building footprint for a rural production activity within a building node is 300m^2 for any individual building. [50] 3. The maximum building footprint for a residential activity or rural production activity outside a building node is 100m^2 for any individual building.	**Activity status when compliance not achieved:** ~~NC~~ 4 When compliance with any of NFL-REQ2.1 or NFL-REQ2.3 ~~NFL-REQ2(1)-(3)~~ is not achieved ~~or NFL-REQ2(2) is not achieved and the building footprint is greater than 500m^2~~: NC 5 When compliance with NFL-REQ2.2 ~~NFL-REQ2(2)~~ is not achieved and the building footprint is no greater than 500m^2: RDIS A When compliance NFL-REQ2.2 is not achieved and the building footprint is greater than 500m^2: NC **Matters for discretion:** 6 The exercise of discretion in relation to NFL-REQ2.5 ~~NFL-REQ2.6~~ is restricted to the following matters: a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes b. NH-MAT4 **Notification:** 7 Any application arising from NFL-REQ2.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis. [51]

[48] DPR-0367.060 Orion
[49] Clause 16 (2) RMA
[50] DPR-0032.030 CCC
[51] DPR-0372.083 DHL and DPR-0388.043 CFSL

ONL Overlay: Banks Peninsula ~~ONL~~	8. The maximum building footprint for a residential activity or rural production activity within a building node is 300m^2 for any individual building. 9. The maximum number of buildings, excluding ancillary structures, that are for rural production activities in a building node is one individual building. 10. The maximum building footprint for a residential activity or rural production activity outside of a building node is no greater than 100m^2. 11. The maximum number of buildings, excluding ancillary structures, for rural production activities outside a building node is one individual building.	**Activity status when compliance not achieved:** 12 When compliance with NFL-REQ2.8 or 2.10 is not achieved: NC 13. When compliance with NFL-REQ2.9 or 2.11 is not achieved: CON **Matters for control:** 14. The exercise of control in relation to NFL-REQ2.13 is limited to the following matter: a. The extent to which the proposal will integrate into the landscape and the nature of the scale, form, design, and finish (materials and colours) proposed and any mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare, and light spill.[52]
NFL-REQ3	**Building Coverage**	
ONL Overlay: Rakaia Catchment ONL Overlay: Waimakariri Catchment ONL Overlay: Malvern Hills ONL Overlay: Front Ranges	1. The maximum building coverage ~~in the Rakaia Catchment, the Waimakariri Catchment, the Malvern Hills, and the Front Ranges ONL, excluding within the SKIZ~~[53], is limited to the lesser of: a. 500m^2 for every 20 ha of site area, or b. 2,000m^2 per property ~~(whichever is the lesser)~~. 2. The maximum building coverage in the Banks Peninsula ONL is limited to the lesser of: a. 300m^2 for every 20 ha of site area, or b. 2,000m^2 per property ~~(whichever is the lesser)~~.	**Activity status when compliance not achieved:** 3. When compliance with any of NFL-REQ3.1 or NFL-REQ3.2 is not achieved: NC
NFL-REQ4	**Building and Structure Setbacks**	
ONL Overlay ~~VAL Overlay~~	1. The minimum setback for all buildings and structures (excluding public amenity structures, ancillary structures[54], irrigation structures[55], stockyards, animal pens and stock loading ramps[56]) from each side of the centre line of SH73 or the Midland railway line is 300m.	**Activity status when compliance not achieved:** 2. When compliance with any of NFL-REQ4.1 ~~in any ONL Overlay~~ area is not achieved: NC

[52] DPR-0032.030 CCC
[53] Clause 16 (2) RMA
[54] DPR-0207.034 SDC
[55] DPR-0372.085 DHL, DPR-0388.044 CFSL and DPR-0390.063 RIL
[56] DPR-0422.172 NCFF

~~ONL Overlay~~ **VAL Overlay**	A. The minimum setback for all buildings and structures (excluding public amenity structures, ancillary structures[57], irrigation structures[58], stockyards, animal pens and stock loading ramps[59]) from each side of the centre line of SH73 or the Midland railway line is 300m.	**Activity status when compliance not achieved:** 3. When compliance with any of[60] NFL-REQ4.A ~~in any VAL Overlay area~~[61] is not achieved: RDIS **Matters for discretion:** 4. The exercise of discretion in relation to NFL-REQ4.3 is restricted to the following matters: a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes[62] b. NH-MAT5 Wildfire **Notification:** 5. Any application arising from[63] NFL-REQ4.3 shall not be subject to public notification.
NFL-REQ5	**Building and Structure Appearance**	
ONL Overlay ~~**VAL Overlay**~~[64]	1. All buildings and structures, except irrigators[65], ~~in an ONL,~~[66] ~~excluding within the SKIZ~~[67], must be finished in materials with a maximum reflectance value of 30% ***Note**: A reflectance value of 30% can be achieved by utilising natural hues such as browns, greys and greens.*[68]	**Activity status when compliance not achieved:** 3. When compliance with any of[69] NFL-REQ5.1 is not achieved: NC
~~**ONL Overlay**~~[70] **VAL Overlay**	2. All buildings and structures, except irrigators, must be finished in materials with a maximum reflectance value of 30%	**Activity status when compliance not achieved:**

[57] DPR-0207.034 SDC
[58] DPR-0372.085 DHL, DPR-0388.044 CFSL and DPR-0390.063 RIL
[59] DPR-0422.172 NCFF
[60] Clause 16(2) RMA
[61] Clause 16(2) RMA
[62] Clause 16(2) RMA
[63] Clause 16(2) RMA
[64] Clause 16(2) RMA
[65] DPR-0372.086 DHL, DPR-0388.044 CFSL and DPR-0390.063 RIL
[66] Clause 16(2) RMA
[67] Clause 16(2) RMA
[68] DPR-0308.001 Helen & Pieter Heddell
[69] Clause 16(2) RMA
[70] Clause 16(2) RMA

	***Note**: A reflectance value of 30% can be achieved by utilising natural hues such as browns, greys and greens.*[71]	4. When compliance with any of[72] NFL-REQ5.2 is not achieved: RDIS **Matters for discretion:** 5. The exercise of discretion in relation to NFL-REQ5.4 is restricted to the following matters: a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes[73] b. NH-MAT5 Wildfire **Notification:** 6. Any application arising from NFL-REQ5.4. shall not be subject to public or limited notification and shall be processed on a non-notified basis.
NFL-REQ9	**~~Volume and Area of~~ Earthworks in ONL and VAL**[74]	
~~**ONL Overlay: Banks Peninsula**~~[75] **ONL Overlay: Front Ranges** **ONL Overlay: Malvern Hills**	1. The earthworks: a. comply with NFL-TABLE1 – ONL Earthworks Thresholds ~~Table 1 or NFL-Table 2; or~~ and are located below 600m elevation[78] b. are for maintenance and repair of existing erosion control structures[79], underground infrastructure, drains[80], fence lines, roads, or tracks; ~~or~~[81] c. are for the installation of underground infrastructure and ancillary structures;~~.~~[82] d. are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS;[83] or[84]	**Activity status when compliance not achieved:** 2. When compliance with any of NFL-REQ9.1. is not achieved: NC

[71] DPR-0308.001 Helen & Pieter Heddell
[72] Clause 16(2) RMA
[73] Clause 16(2) RMA
[74] Moved to rule requirements. Consequential to Kāinga Ora (no submission point).
[75] Clause 16(2) RMA
[78] Clause 16(2) RMA
[79] DPR-0144.003 The Stations
[80] DPR-0212.058 ESAI
[81] Clause 16(2) RMA
[82] DPR-0367.009 Orion and DPR-0441.014 Trustpower
[83] DPR-0441.129 Trustpower
[84] Clause 16(2) RMA

ONL Overlay: Rakaia Catchment **ONL Overlay: Waimakariri Catchment (excluding ~~SKIZ~~ PRZ and GRAZ)**[76] **~~ONL Overlay: Waimakariri River~~** **~~ONL Overlay: Rakaia River~~**[77]	e. are in association with the upgrading of network utility poles.[85]	
ONL Overlay: Banks Peninsula **ONL Overlay: Waimakariri River** **ONL Overlay: Rakaia River**[86]	A. The earthworks: a. comply with NFL-TABLE1 – ONL Earthworks Thresholds ~~Table 1 or NFL-Table 2;~~; or b. are for maintenance and repair of existing erosion control structures;[87] underground infrastructure, drains[88], fence lines, roads, or tracks; c. are for the installation of underground infrastructure and ancillary structures;[89] d. are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS;[90] or e. are in association with the upgrading of network utility poles.[91]	**Activity status when compliance not achieved:** B. When compliance with any of NFL-REQ9.A. is not achieved: NC[92]
VAL Overlay	3. The earthworks: a. comply with ~~NFL-Table3~~NFL-TABLE3 VAL Earthworks Thresholds[93]; or	**Activity status when compliance not achieved:** ~~4~~.When compliance with NFL-REQ9.3. is not achieved: RDIS

[76] DPR-0207.107 SDC
[77] Clause 16(2) RMA
[85] DPR-0367.061 Orion
[86] Clause 16(2) RMA
[87] DPR-0144.003 The Stations
[88] DPR-0212.058 ESAI
[89] DPR-0367.009 Orion and DPR-0441.014 Trustpower
[90] DPR-0441.129 Trustpower
[91] DPR-0367.061 Orion
[92] Clause 16(2) RMA
[93] Clause 16(2) RMA

	b. are for maintenance and repair of existing erosion control structures[94], underground infrastructure, drains fence lines, roads, or tracks; ~~or~~[95] c. are for the installation of underground infrastructure and ancillary structures;[96] d. are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS[97]; or[98] e. are in association with the upgrading of network utility poles[99].	**Matters for Discretion:** 5. The exercise of discretion in relation to NFL-REQ9.4. is restricted to the following matters: a. Whether the proposal is consistent with maintaining the values of the VAL as described in NFL-SCHED 2. b. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting. c. The impact of development on views from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point d. The extent to which the proposal will result in adverse cumulative effects e. Whether the proposal supports the continuation of rural production f. The extent to which the proposal has functional needs or operational needs for its location
ONL Overlay	~~1., The earthworks on any site complies with the thresholds specified in NFL-Table 1 over any consecutive 12 month period~~	

NFL-TABLE1 - ONL earthworks thresholds[100]	
ONL ~~Landscape~~ Overlay ~~below 600m elevation~~[101]	**Volume and Area, per site, over any consecutive 12 month period**[102]
Rakaia Catchment ~~ONL~~[103]	500m^3 & 1000m^2
Waimakariri Catchment ~~ONL~~[104]	

[94] DPR-0144.003 The Stations
[95] Clause 16(2) RMA
[96] Clause 16(2) RMA
[97] DPR-0441.129 Trustpower
[98] Clause 16(2) RMA
[99] DPR-0367.061 Orion
[100] Clause 16(2) RMA
[101] Clause 16(2) RMA
[102] Clause 16(2) RMA
[103] Clause 16(2) RMA
[104] Clause 16(2) RMA

	Front Ranges ~~ONL~~[105]	
	Malvern Hills ~~ONL~~[106]	
	Banks Peninsula ~~ONL~~[107]	100m^3 & 100m^2
	Rakaia River ~~ONL~~[108]	
	Waimakariri River ~~ONL~~[109]	
VAL Overlay	**NFL-TABLE3 ~~VAL earthworks thresholds~~[110]**	
	VAL ~~Landscape~~[111] Overlay	**Volume and Area, per site, over any consecutive 12 month period[112]**
	Front Ranges ~~VAL~~[113]	1000m^3 & 1500m^2
	Malvern Hills ~~VAL~~[114]	
	Rakaia Catchment ~~VAL~~[115]	
	Banks Peninsula ~~VAL~~[116]	250m^3 & 200m^2

NFL-Matters for Control or Discretion

NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes	
ONL Overlay **VAL Overlay**	1. The importance of the indigenous vegetation to the values and characteristics of the ONL as described in NFL-SCHED 1. 2. The importance of the indigenous vegetation to the values and characteristics of the VAL as described in NFL-SCHED 2 3. The extent to which the proposal will result in adverse cumulative effects or adverse effects on the values and characteristics of the ONL and VAL that are more than minor. 4. Whether the proposal has benefits for the community, the environment or enables the maintenance of existing activities. 5. The extent to which there is a functional need or operational need for the activity to be undertaken in that location.[117]

[105] Clause 16(2) RMA
[106] Clause 16(2) RMA
[107] Clause 16(2) RMA
[108] Clause 16(2) RMA
[109] Clause 16(2) RMA
[110] Clause 16(2) RMA
[111] Clause 16(2) RMA
[112] Clause 16(2) RMA
[113] Clause 16(2) RMA
[114] Clause 16(2) RMA
[115] Clause 16(2) RMA
[116] Clause 16(2) RMA
[117] DPR-0468.011 NCFG

NFL-Schedules

NFL-SCHED1 Outstanding Natural Landscape Areas – Values and Attributes	
Rakaia Catchment ONL	
Associative	i. Lake Coleridge and the Craigieburn Range in the eastern part of the ONL are very popular recreation areas with comparatively easy access from the east. ……. ix. ~~viii~~ The Coleridge HEPS forms an intrinsic and historic part of the landscape.[118]
NFL-SCHED2 Visual Amenity Landscape Areas – Values and Attributes	
Rakaia Catchment VAL	
i. Braided rivers are an iconic element of the Canterbury landscape. ……. vi The Coleridge HEPS forms an intrinsic and historic part of the landscape.[119]	

Energy, Infrastructure and Transport

EI – Energy and Infrastructure

EI-Rule Requirements

EI-REQ5 Earthworks		
ONL Overlay ~~**VAL Overlay**~~ ~~**Te Waihora/ Lake Ellesmere Overlay**~~[120]	1. All earthworks occurring outside of a land transport corridor shall comply with ~~NFL-R2 [Earthworks].~~ NFL-REQ9.1 and NFL-REQ9.A.[121]	**Activity status when compliance not achieved:** 2. When compliance with EI-REQ5.1 is not achieved and: a. the activity is in an ONL overlay within the coastal environment: NC b. the activity is in an ONL overlay outside the coastal environment DIS ~~Refer to NFL-R2.~~
~~**ONL Overlay**~~ **VAL Overlay**	A. All earthworks occurring outside of a land transport corridor shall comply with ~~NFL-R2 [Earthworks].~~ NFL-REQ9.3[122]	**Activity status when compliance not achieved:** 3.When compliance with NFL-REQ5.A is not achieved: RDIS

[118] DPR-0441.131 Manawa Energy
[119] DPR-0441.131 Manawa Energy
[120] Clause 16(2) RMA
[121] Kāinga Ora - consequential
[122] Kāinga Ora - consequential

		Matters for Discretion: 4. The exercise of discretion in relation to EI-REQ5.A is restricted to the following matters: a. Whether the proposal is consistent with maintaining the values of the VAL as described in NFL-SCHED2–Visual Amenity Landscape Areas - Values and Attributes. b. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting. c. The impact of development on views from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point d. The extent to which the proposal will result in adverse cumulative effects e. Whether the proposal supports the continuation of rural production f. The extent to which the proposal has functional needs or operational needs for its location.[123]
EI-REQ12 Structures in Special Areas		
~~**VAL Overlay**~~ **ONL Overlay**	5. All activities occurring outside of a land transport corridor shall comply with: a. NFL-R1.1 and NFL-R1.3 Buildings and structures; and b. PRZ ~~SKIZ~~[124]-REQ~~7~~8[125] Location.	**Activity status when compliance not achieved:** 6. When compliance with any of EI-REQ12.5 is not achieved and a. the activity is in an ONL overlay in the coastal environment: NC b. the activity is in an ONL overlay outside of the coastal environment: DIS ~~Refer to:~~ ~~a. NFL-R1 Buildings and structures~~ ~~b. SKIZ-REQ7 Location.~~
VAL Overlay ~~**ONL Overlay**~~	A. All activities occurring outside of a land transport corridor shall comply with: ~~a. NFL-R1 Buildings and structures; and~~ ~~b. PRZ SKIZ-REQ8 Location.~~ c. NFL-REQ1.10 Building and structure height;	**Activity status when compliance not achieved:** 7. When compliance with any of ~~EI-REQ12.5 (except in relation to NFL-REQ7)~~ EI-REQ12.A.c, EI-REQ12.A.d, EI-REQ12.A.f, EI-REQ12.A.g or EI-REQ12.A.h is not achieved: RDIS ~~a. NFL-MAT3~~

[123] DPR-0422.166 and 299 NCFF and DPR-0446.098 Transpower
[124] Clause 10(2)
[125] Clause 16(2) RMA

	d. NFL-REQ1.11 Building and structure height e. NFL-REQ2.16 Building Footprint; f. NFL-REQ3.4 Building Coverage; g. NFL-REQ4.A Building and structure setbacks h. NFL-REQ5.2 Building and structure appearance	~~b. NH-MAT5 Wildfire~~ 8. When compliance with any of ~~EI-REQ12.5 (in relation to NFL-REQ7)~~ EI-REQ12.A.e is not achieved: RDIS ~~a. NFL-MAT3~~ ~~b. NH-MAT4~~ **Matters for discretion:** C. The exercise of discretion in relation to EI-REQ12.5.7 is restricted to consideration of: a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes b. NH-MAT5 Wildfire D. The exercise of discretion in relation to EI-REQ12.5.8 is restricted to consideration of: a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes b. NH-MAT4 Land Instability Hazard Mitigation Works **Notification:** 9. Any application arising from NFL-REQ12.7 or NFL-REQ12.8 shall not be subject to public or limited notification and shall be processed on a non-notified basis.[126]

ECO – Ecosystems and Indigenous Biodiversity

ECO-Rules

ECO-RC Indigenous Vegetation Clearance outside of significant natural areas		
	… 6. … b. Where within an ONL and VAL, NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes [127]	…

[126] DPR-0367.060 Orion and DPR-0446.097 Transpower
[127] NCFG DPR-0468.011

GRAZ	**…**	**…** 10. … b. NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes[128]
PRZ	**…** 11. … **Where:** … b. Any removal is associated with Controlled or Restricted Discretionary earthworks as outlined in ~~NFL-R2~~ EW-R4C Earthworks in Porters Recreation Zone [129]; or …	**…** 13. … b. NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes [130]
ECO-RE Vegetation clearance in the Crested Grebe Overlay		
Crested Grebe Overlay	**…**	**…** 6. … a. ECO-MAT2 Protecting Habitats of Indigenous Fauna and b. NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes [131]

General District Wide Matters

EW – Earthworks

EW-Rules

EW-R2	Earthworks	
~~All Zones, except GRAZ and DPZ~~ RESZ GRUZ CMUZ GIZ	**Activity status:** PER 1. All other Earthworks not covered by EW-R1. **And this activity complies with the following rule requirements:** EW-REQ1Volume of Earthworks EW-REQ2 Maximum Slope Gradient	**Activity status when compliance not achieved:** 2. When compliance with any EW-Rule Requirement listed in this rule is not achieved: Refer to EW-Rule Requirements.

[128] NCFG DPR-0468.011
[129] Cl10(2) consequential amendment
[130] DPR-0468.011 NCFG
[131] DPR-0468.011 NCFG

CHVZ **CORZ** **FHVSZ** **HOHZ** **KNOZ** **MPZ** **PORTZ** **TEZ**[132]	EW-REQ3 Excavation and Filling EW-REQ4 Rehabilitation and Reinstatement EW-REQ5 Bunding NFL-REQ9 Earthworks in ONL and VAL[133]	
ONL Overlay: Te Waihora/Lake Ellesmere	**Activity status:** RDIS 3. Earthworks associated with the maintenance and repair of underground infrastructure, drains, fence lines, roads or tracks. **Matters of Discretion** 4 The exercise of discretion in relation to NFL-R2.3 is restricted to the following matters: a . whether the proposal is consistent with maintaining the values of the ONL as described in NFL-SCHED1 b. whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures such as planting, c. the impact of development on views from public places and roads (including unformed legal roads), ease of accessibility to that place and the significance of that view point. d. the extent to which the proposal will result in adverse cumulative effects. e. whether the proposal supports the continuation of primary production. f. the extent to which the proposal has functional or operational needs for its location.[134] **Notification** Any application required by this Rule shall not be notified and the written approval of any other party will not be required.	**Activity status when compliance not achieved:** 5. When compliance with any of EW-R2.3. is not achieved: NC
EW-R4C	**Earthworks in the Porters Recreation Zone**[135]	
PRZ	**Activity Status:** CON 1 Earthworks; **Where:**	**Activity status when compliance not achieved:**

[132] Clause 16(2) RMA
[133] Kāinga Ora - consequential
[134] DPR-0212.059 ESAI
[135] Changes made consequential to Kāinga Ora's submission

	a. it is located within the Porters Basin Sub Area or the Village Base Sub Area; and b. it is for the following activities: i. establishing ski trails and terrain parks; ii. installing support structures for tows, lifts, and gondolas; iii. establishing trails for recreational activities including mountain bike, luge, and walking trails; iv. the construction of buildings, structures, and utilities; v. forming access tracks; vi. forming roads in the Village Base Sub-Zone; vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications; and viii. ground preparation for planting of indigenous vegetation on areas greater than 5m^2; or[136] ix. activities and facilities associated with the management and operation of a ski area[137] **Matters of control:** 2 The exercise of control in relation to EW- R4C[138].1 is ~~restricted to~~ reserved over the following matters: a. NFL-MAT2 Earthworks in Porters Recreation Zone	3 When compliance with any of EW-R4C[139].1.a is not achieved: See Rule EW- R4C[140].5. EW-R4C[141].9, EW- R4C[142].13, EW- R4C[143].18, or EW-R4C[144].23. 4 When compliance with any of EW- R4C[145].1.b is not achieved: DIS.
PRZ	**Activity Status:** CON 5 Earthworks;. **Where:**	**Activity status when compliance not achieved:** 7 When compliance with any of. EW- R4C[148].5a is not achieved: See Rule EW- R4C[149].1. EW-

[136] Clause 16(2) RMA
[137] DPR-0345.022 PAR
[138] Clause 16(2) RMA
[139] Clause 16(2) RMA
[140] Clause 16(2) RMA
[141] Clause 16(2) RMA
[142] Clause 16(2) RMA
[143] Clause 16(2) RMA
[144] Clause 16(2) RMA
[145] Clause 16(2) RMA
[148] Clause 16(2) RMA
[149] Clause 16(2) RMA

	a. it is located within the Wastewater and Disposal Sub Area; and b. it is for the following activities: i. installing infrastructure for wastewater disposal ii. ground preparation for the planting of indigenous vegetation[146] **Matters of control:** 6 The exercise of control in relation to EW- R4C[147].5. is ~~restricted to~~ reserved over the following matters: **a.** NFL-MAT2 Earthworks in Porters Recreation Zone	R4C[150].9, EW- R4C[151].13, EW-R4C[152].18, or EW-R4C[153].23. 8 When compliance with any of EW-R4C[154].5.b is not achieved: DIS
PRZ	**Activity Status:** CON 9 Earthworks **Where:** a. it is located within the Crystal Stream Sub Area; and b. it is for forming the access road and ski out trail in general accordance with the development plan in ~~PRZ-Schedule 1~~ PRZ-SCHED1 - Outline Development and Planting Concept Plans.[155]	**Activity status when compliance not achieved:** 11 When compliance with any of EW- R4C[158].9.a is not achieved: See Rule EW- R4C[159].1. EW-R4C[160].5, EW- R4C[161].13, EW- R4C[162].18, or[163] EW-R4C[164].23. 12 When compliance with any of EW-R4C[165].9.b is not achieved: DIS

[146] DPR-0345.022 PAR
[147] Clause 16(2) RMA
[150] Clause 16(2) RMA
[151] Clause 16(2) RMA
[152] Clause 16(2) RMA
[153] Clause 16(2) RMA
[154] Clause 16(2) RMA
[155] Clause 16(2) RMA
[158] Clause 16(2) RMA
[159] Clause 16(2) RMA
[160] Clause 16(2) RMA
[161] Clause 16(2) RMA
[162] Clause 16(2) RMA
[163] Clause 16(2) RMA
[164] Clause 16(2) RMA
[165] Clause 16(2) RMA

	Matters of control: 10 The exercise of control in relation to EW- R4C[156].9. is ~~restricted to~~ reserved over the following matters: **a.** NFL-MAT2 Earthworks in Porters Recreation Zone[157]	
PRZ	**Activity Status:** RDIS 13 Earthworks **Where:** a. it is located within the Crystal Basin Sub Area, or Porter Lower Slopes Sub Area; and b. it is for the following activities: i. establishing ski trails and terrain parks; ii. installing support structures for tows, lifts, and gondolas; iii. establishing trails for recreational activities including mountain bike, luge, and walking trails; iv. the construction of buildings, structures, and utilities; v. forming access tracks; vi. constructing snow making reservoirs; and vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications. viii. activities and facilities associated with the management and operation of a ski area[166] **Matters of discretion:** 14 The exercise of discretion in relation to~~.~~ EW- R4C[167].13 is restricted to the following matters:	**Activity status when compliance not achieved:** 15 When compliance with any of EW-R4C[169].13.a is not achieved: See Rule EW-R4C[170].1. EW- R4C[171].5, EW- R4C[172].9, EW-R4C[173].18, or R4C[174].23. 16 When compliance with any of EW-R4C[175].13.b is not achieved: DIS -

[156] Clause 16(2) RMA
[157] Clause 16(2) RMA
[166] DPR-0345.022 PAR
[167] Clause 16(2) RMA
[169] Clause 16(2) RMA
[170] Clause 16(2) RMA
[171] Clause 16(2) RMA
[172] Clause 16(2) RMA
[173] Clause 16(2) RMA
[174] Clause 16(2) RMA
[175] Clause 16(2) RMA

	a. NFL-MAT2 b. The effectiveness of any proposed mitigation measures or environmental offset/compensation. **Notification** 17. Any application ~~required by this rule~~ arising from EW-R4C.13 shall not be subject to public or limited notification and shall be processed on a non-notified basis ~~notified and the written approval of any other party will not be required~~.[168]	
PRZ	**Activity Status:** RDIS 18 Earthworks **Where:** a. it is located within the Crystal Stream Sub Area; and b. it is for the establishment of a gondola. **Matters of discretion:** 19 The exercise of discretion in relation to EW-R4C.18 is restricted to the following matters: a. NFL-MAT2 Earthworks in Porters Recreation Zone[176] **Notification** 22. Any application ~~required by this Rule shall not be notified and the written approval of any other party will not be required.~~ arising from EW-R4C.18 shall not be subject to public or limited notification and shall be processed on a non-notified basis.[177]	**Activity status when compliance not achieved:** 20 When compliance with any of. EW-R4C[178].18.a is not achieved: See Rule EW-R4C[179].1. EW- R4C[180].5, EW- R4C[181].9, EW-R4C[182].13, or R4C[183].23 21 When compliance with any of EW-R4C.[184]18.b is not achieved: DIS.
PRZ	**Activity Status:** DIS 23 Any other Earthworks	**Activity status when compliance not achieved:** N/A

[168] Clause 16(2) RMA
[176] Clause 16(2) RMA
[177] Clause 16(2) RMA
[178] Clause 16(2) RMA
[179] Clause 16(2) RMA
[180] Clause 16(2) RMA
[181] Clause 16(2) RMA
[182] Clause 16(2) RMA
[183] Clause 16(2) RMA
[184] Clause 16(2) RMA

Appendix 2: List of Appearances and Tabled Evidence

Hearing Appearances

Sub #	Submitter	Author	Role
DPR-0032	Christchurch City Council	Kirk Lightbody Jeremy Head	Planning Landscape
DPR-0097	Flock Hill Holdings	Elizabeth Stewart Paul Smith	Planning Landscape
DPR-0101	Chorus NZ Ltd, Spark NZ Trading Ltd & Vodafone	Chris Horne	Planning
DPR-0144	Mt Algidus Station, Glenthorne Station, Lake Coleridge, Mt Oakden & Acheron Stations (The Stations)	Patricia Harte	Planning
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	Susan Hall	Representative
DPR-0367	Orion NZ Limited	Jo Appleyard Gerry Heyes Melanie Foote	Legal Company Planning
DPR-0422	Federated Farmers	Dr Lionel Hume	Policy
DPR-0440	Environmental Defence Society Incorporated (EDS)	Bronwyn Wilde	Representative
DPR-0441	Manawa Energy Ltd	Romae Calland	Planning
DPR-0446	Transpower NZ Limited	Ainsley McLeod	Planning
DPR-0468	North Canterbury Fish and Game	Di Lucas	Landscape

Tabled Evidence

Sub #	Submitter	Author	Role
DPR-0212	Ellesmere Sustainable Agriculture Incorporated (ESAI)	Carey Barnett	Environmental
DPR-0260	Canterbury Regional Council	Michelle Mehlhopt	Legal
DPR-0353	Horticulture NZ	Lynette Wharfe	Planning
DPR-0375	Waka Kotahi NZ Transport Agency	Richard Shaw	Planning